

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 21, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-32640 – ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: METROPOLITAN HOMES - OWNER: ISANI RAZIA AND SARIHAN GUNAY - Request for a Variance TO ALLOW 119 PARKING SPACES WHERE 146 ARE REQUIRED on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 1,000 feet south of Lake Mead Boulevard (APN 138-24-703-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

87

City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Revised Plans for Items 63-66
8. Submitted after Meeting – Recordation Notice of City Council Action and Conditions of Approval for Items 63-66
9. Backup Referenced from the 03-12-2009 Planning Commission Meeting Item 15

Motion made by RICKI Y. BARLOW to Approve subject to conditions and adding the following condition as read for the record:

A. This approval is to allow 103 parking spaces where 112 spaces are required.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

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Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 63-66.

ATTORNEY MAREN PARRY, Ballard Spahr Andrews & Ingersoll, LLP, appeared on behalf of the applicant and explained that at a previous meeting, these applications were held in order to clarify a few conditions. Understanding that those matters were taken care of, she asked for approval of Items 63 through 66.

COUNCILMAN BARLOW confirmed that although there was concern regarding the depth of the driveway entrance, since the previous meeting, the Department of Public Works has resolved the matter with the applicant. BART ANDERSON, Public Works, replied that everything is in order.

Relative to the revised site plans, MARGO WHEELER, Director of Planning and Development, read for the record an added condition pertaining to the number of parking spaces.

With regard to Item 64, MS. WHEELER stated for the record that approval of the variance would allow lot coverage of 69% where 50% is the maximum allowed. Additionally, MS. WHEELER read amendments to Conditions 3 and 6 of the Site Development Plan Review. ATTORNEY PARRY concurred with all of the amended conditions and realizing that these applications have been contentious from the start, she expressed her appreciation to the Council and to staff for working out the issues.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 63-66.

